THE REAL ESTATE MARKET.

PRIVATE SALES, AUCTIONS AND PUBLIC RECORDS.

United States Realty and Construction Company in Three Downtown Deals M. F. Burns Buys the Palmer Homestead at Inwood-Other Transactions.

The United States Realty and Construc-tion Company has sold No. 62 Wall street, a six-story and basement building, on lot 4 8117.8, at about \$250,000. It is reported on what appears to be good authority that the adjoining property at Nos. 58 and 60 Wall street, running through to Nos. 63 and 8 Pine street, has also been sold. This is owned by Mrs. Edith C. Iselin, by whom an option of purchase at \$450,000 was given some time ago to the Real Property Investing Company. The resale is said to be

It is believed that the International Banking Company is the purchaser of both the es. An officer of the bank said yesterday, however, that his company has nothing to do with the deal. The Iselin property measures 35.6x112.6 on Wall street and 42 11x78 7xirregular on Pine, and contains old four and five-story buildings.

Richard M. Montgomery has sold for the Alliance Realty Company to the United States Really and Construction Company Nos. 20 to 24 Exchange place and Nos. 63 and 65 Beaver street, old buildings. en a plot of irregular shape, fronting 67.11 feet on Exchange place and 44.7 on Beaver and having an easterly line of 103.3 feet. The property was bought by the Alli-ance Realty Company last April from Ralph Reiss. It is directly in the rear of the Custom House, with which it is connected by

The United States Realty and Construction Company also turns out to be the buyer of Nos. 67 and 69 Wall street and Nos. 87 and so Reaver street, the sale of which by William F Havemever was reported last week. This property consists of three old buildings on a plot fronting 73.7 feet on Wall street and 771 on Beaver street and contains about

8.000 square feet. E. Fellman has sold to Walter F. Burns the Palmer homestead, comprising seventy lots at Inwood station 210th street, together with two abutting blocks. The land runs 389 feet along the Hudson River; on the south it measures 392 feet, on the east 389 and on the north 471. The house commands a wide view of the Hudson and is said to be the most beautifully situated residence in the extreme upper part of Manhattan It has a fine lawn facing River Road, which is to be the extension of Boulevard Lafayette. Mr. Burns intends to occupy the place and build a yacht land-

ollins & Collins have sold for the National Cellins & Collins have sold for the National Realty Company the five-story American basement dwelling, 20x85x100.5 in course of construction on the north side of Fifty-first street, 18, feet east of Madison avenue. James Monroe & Sons have bought from J. Engler No. 533 East Eleventh street, a six-story building on lot 25x103.3.

Bullowa & Bullowa, as attorneys, have bought for a client who owns adjoining property, No. 1833 Madison avenue, afive-story apartment house on lot 25x100; The Marshall estate was the seller and H. D. Smyth the broker.

Smyth the broker.

William J. Roome, in conjunction with Joseph P. Day, has sold Nos. 438 and 440 West Fifty-fourth street for Fred S. Myers of Emil Rudin. The property consists of two four-story tenements on a plot fifty feet front. Mr. Roome sold it to Mr. Myers

feet front. Mr. Roome sold it to Mr. Myers about three months ago.

William Richtberg has sold for Edward Jacobs No. 674 Eighth avenue, a four-story building, on lot 20x80, and the abutting parcel No. 274 West Forty-third street, a frame house, on lot 20x80.

Slawson & Hobbs have sold for Pierre J. Smith 131 West Seventy-fourth street, a four-story and basement brick and stone dwelling, on lot 20x102 2.

Charles Raab has sold No. 804 Lexington avenue, northwest corner of Sixty-second street, a three-story and basement dwelling, on lot 20.5x80.

street, a three-story and basement dwelling, on lot 20.5x80.

Montgomery & Seitz have sold for R. H. Pettigrew and J. Sternder, Nos. 238 and 240 East Fiftieth street, two three-story dwellings, on plot 37.6x100.

Harry E. Zittel has sold for Mrs. Margaret Gough to a Mr. Cody No. 1269 Lexington avenue, near Eighty-sixth street, a three-story and basement dwelling, on lot 20x38.1 and for Louis A. Cushman to Thomas Dillon. No. 210 East Sixty-second street, a three-story dwelling, on lot 18.9x100.

Jackson & Stern have bought No. 114 East Twenty-eighth street, a three-story

The State Realty and Mortgage Company has sold to C. M. Silverman & Son the plot 100x100.11, on the north side of lith street, 275 feet east of Eighth avenue.

Hith street, 275 feet east of Eighth avenue. The buvers will build.

James N. Wells's Sons have sold for the estate of Julia Bruce to Josephine W. Colby the Clement C. Moore leasehold, No. 457 West Twenty-third street, London tertace. It is a three-story dwelling, on lot

To-day's Auction Sales.

BURNAN L. RENNELLT.

Innium street, No. 45. north side, 125 feet
of Such avenue, 25198.9; four-story brick
ling, with store; executor's sale,
this eighth street, No. 165. north side 260.6
cast of Amsterdam avenue, 16.2x100.8; threeand basement brownstone front dwelling;
libris sale. Punam avenue, Brooklyn, No. 440, north aide, Punam avenue, Brooklyn, No. 440, north aide, 125 feet east of Tompklus avenue, 202100; three-Mory and basement brownstone front dwelling; executors sale estate of William Bogardus, de-BY D. PHOENIX INGRAHAM.

Duane street, Nos. 213 to 217, northeast corner West street 24.24.2.98.20.38.39.4 to west aide Caroline street 24.9.4 to north side Duane street 28.2; three five story brick stores; J. J. O'Donohue, and no vs. Franklin Blen, as substituted trustee, &c., ct al. W. P. & K. Prentice, attorneys; G. T. Kirby, referee; due on judgment, \$64,857.92; subject to taxes, &c., \$2,600.

BY S. DF WALLTEARSS.

Sixteenth street, No. 532, south side, 220.6 feet west of Avenue R 23x108.8; five story brick tenement; leake & Watts Orphan House vs. George Ffster, as elecutor et al. J. M. Knox, attorney; A. E. President for the story bricket, 25x108.8; five on judgment, \$18,456.64; 3250.07. BY PARISH. PISHER, MOONEY & CO.

BT PARISH, FISHER, MOONEY & CO.
Fitty-second street, No.31, north side, 375 feet east of Eleventh avenue, 25x100.5; five-story brick tenement, Hamilton Bank vs. M. V. Jenning and ano. Blandy, M. & S. attorneys; Emil Goldmark, referee, due on judgment, \$15.915; subject to laste, &c., \$737.75.

14Mn street, No. 418, south side, 117 feet east of Convent avenue, 10.6190.11, four-story brick dwelling. Tille Peyser vs. ft. F. Rennett et al.; E. G. Nory, attorney, W. H. Warner, referee; due on judgment, \$14.304.95; subject to taxes, &c., \$1,025.21.

\$1.000 Res Read & Co.

BY GEORGE R. READ & CO.

Fifty eighth street, No. 211, north side 175 feet est of Seventh avenue, 25x100.5, five-story brick at N. M. C. Livingston, vs. J. J. Buckley et al.; de P. Livingston, attorney; P. L. Klerman, refeet due on judgment, \$31,512.05; subject to tages.

BT PETER P. METER & CO. ent avenue, east side, 125 feet north of 141st otion: William Focketeller vs. J. D. all. Morrison & M., attorneys; H. W. et. referee: due on judgment, \$97,000; o taxes, &c., \$5,35,56. Tospet avenue, No. 142, northeast corper of great avenue, No. 142, northeast corper of great avenue, No. 142, northeast corper of great avenue, 25480, three story frame tenemal doseph selfcines vis. M. A. Ogden, et al., their & M. attornevs; J. P. McDonough, referre; c. om trigment, \$2,385,24 subject to taxes, &c., 6.73 sold subject to a mortgage, for \$6.00.

BT BAMTEL GO! DATICREE. at an Mer. 301 barricans.

at enue, Nos. 1762 to 1766, east side, 75.8

Builth of Ninety first street, 75.86.

Builth of Ninety first street, 75.86.

Bit estory brick tenements; Hiram aldo As F. H. Dressel et al.: Pis nan.

attorneys, R. H. Williams, referee;

on juggment, \$4.166,26; subject to tages, &c., \$1,000; No. 1762 sold subject to mortgage for \$19,000; No. 1764 sold subject to a mortgage for \$19,000; and No. 1766 sold subject to a mortgage for \$19,000; to Manderbaum & Lewise. BY PARISH, FISHER, MOOREY & CO.

BY HERBERT A. SHERMAN.

St. Ann's avenue, No. 748, west side, 25 feet north of 156th atreet, 26.6283 5230.5286.3, four atory brick tenement; Deliphine Antiadel vs. Morris Neufeld et al.; Howland, M. & P., attorneys; T. J. McManus, referee; due on judgment; \$13,559.46; subject to taxes, &c., \$518,75; to the plaintiff. \$13,000 Madison street, No. 285, north side, about 157 feet west of Montgomery street; 28.72100, seven story brick store; Leopoid Barth vs. Jacob Osnowitz, et al.; Quackenbush & W., attorneys; J. A. Walsh, referee; due on judgment, \$6,856.56; subject to taxes, &c., \$499.91; prior mort, gage, \$20,000.

gage, \$20,000. With BY 8. DE WALLTRARSS. \$4th street, No. 60, south side, 543.3 feet west of Fifth avenue, 16,9290.11, three-story and basement brick dwelling; public auction sale, to J. Merriam. BY PETER P. METER & CO.

Alexander avenue, No. 221, north west corner of 137th airest, 20x75x80x25x100 to street x100; five story brick tenement on avenue and vacant lot on street; Townsend Wandell and ano as executors, vs. Sophia Hirschfeld, et al.; T. W. Butts, attorney; L. C. Raegener, reteree; due on judgment, \$4.661.23; subject to taxes, &c., \$2.125; prior mortgage, \$15.000.

Adjourned to March 2.

BY L. J. PHILLIPS & CO.

Sigteenth street, No. 431, north side, 400.2

Sixteenth street, No. 431, north side, 400.2 feet east of Tenth avenue, 25,2x92, five story brick tenement (No. 1); Title Guaranice and Trust Company vs. M. B. Schramm, et al.; J. G. Boston, attorney; Emil Goldmark, referer; due on judgment, \$16,139.30; subject to taxes, &c., \$512.17.

Adjourned to March:
Sixteenth street, No. 433, north side, 375 feet east of Tenth avenue, 25,2x92, five story brick tenement (No. 2); same vs. same; same attorney and referee; due on judgment, \$46,131.70; subject to taxes, &c., \$512.17.

DOWNTOWN.

(South of Fourteenth at.)

[The letters q catand for quit claim deed: b and a, for bargain and sale deed: c a g for deed containing covenant against grantor only.]

2d av. w s. 44.6 s 6th st. 24 3x105; 2d av. w s.
72.9 s 6th st. 0 6236. August Ruff and anoto Solomon Braverman and ano, mige \$16,000. 72 98 013 s. Paverman and ano, mige Solomon Braverman and ano, mige \$16,000.

Madison st. 283, n.s. 23.7x100; David Michael to Henry Osnowitz, band s. all liens South st. 199, n.s. 20180; Bernhard Freund to Dennis McEvoy.

Washington st. w.s. 58 n. Jane st. 19.6x60.10; Sylvester L. H. Ward, referes, to Charles

Washington 81, 1 Ward, referes, to Charles Lainer, exer 1 s. 19 10x63 3x19 11x62 7; Water 81, 344, n. s. 19 10x63 3x19 11x62 7; Maddida Jackson: to Fnion Construction & Realty Co. all liens 9th 81, 745 47 E. Soxgo.10. Jacob Margovitz to larael and Jacob Harowitz, correction deed, intge \$47,000.

9th 81, n. s. 108 c. Avenue C. 18x92 3; Bertha Schaefer and ano to Henry W Schlesinger. 9th 81, 705 E. 25x92.3; Simon Solomon to Scheefer and Schaefer and Schaefer

Avenue C. w s, 82 n 17th st, 20x88; Sylvester I. H Ward, referee, to Mary M Lanter and ano, excrs.

Leaington av. es, 38.6 n 62d st, 17x62; Frank D Creamer to Charles R Baird.

22d st, 117 E, 25x88.9; Amy H Green et al, heits, to Sarah A Hewitt, b and s.

8last st, n s, 182.10 w Lesingoin av. 21.1208.93 irreg; A Leo Everett to Josephine E Nicitois mitge, \$15.000

8th st, s, 90 e 2d av. 20x78.5; Ellen L Brackett, heir, &c, to James E Locktuin, 14 part, b and s.

62d st, n s, 220.6 w 3d av. 17x95.6x17x90.4; Fannie Mayer, indiv and exrl, and ano, excrs, to Howard E White et al. 1800.000 on this and other property.

71st st, s e cor Park av. 41x96.5; E J Haney to Charles 10 Gibson.

71st st, s e cor Park av. 41x96.5; E J Haney to Charles 10 Gibson.

71st st, s e cor Park av. 41x96.5; E J Haney to Charles 10 Gibson.

72d st, n s, 88 w Madison av. 18102.2; James P. Davenport, referce, to George H. Church.

73d st, n s, 88 w Madison av. 18102.2; Century Realty Co to Charles D Gibson.

Mitge, \$18,000

80th st, s, 200 e 2d av. 28x100.8; Joseph Schwartz to Isaac Schwartz, mige \$8,500

Same property; Isaac Schwartz to Joseph Schwartz to Isaac Schwartz, mige \$8,500

80th st, n s, 200 w 2d av. 28x100.8; Gille Scheuer to Jonas Scheuer, mige \$15,000

80th st, n s, 200 w 2d av. 28x100.8; Gille Scheuer to Jonas Scheuer, mige \$15,000

Columbus av. ws. 25.8 n 75th st. 25.5100x irreg: Eleanor P Gage to William P Mar iin, nitre \$40,000 West End av. 897. w a. 20x82; Henry Hiender-mann to Minnie Blendermann, mige \$21,000 west End av. 895, ws. 20x52; Jacob Blender-mann to Gussie Blendermann, mige \$21,000 West End av. ws. 53,2 n 101st st. 22,32,100; Louis Russel to Samuel Green, mige \$31,000 West End av. ws. 31,5 n 101st st. 22,32,100; Leon v Llebeskind to Samuel Green, mige-Leon A Llebeskind to Samuel Green, mige-8th av. 291, w.s., 18.6x102.6xirreg: Mary N. McDonald to Emma L. Shaw, mige \$15.000 8th av. 674, es. 20x80, mige \$1,000; 436 st. 274 W. s. 8. 20x80, mige \$6,000; Edward Jacobs to Hermann Elsasser 31st st. n. s. 300 w 9th av. 25x98.9; Meta Sal-berg to Theress Well, mige — 32d st. 550 W. 25x98.9; William Hean, life ten-ant, to Stuyvesant Real Estate Co. all title to life estate, mige \$4,000. Same property: Filen Howers to same, mige \$4,000.

ittle to life estate, mige \$4,000

Same property: Filen Howers to same, mige \$4,000

Sist st, 239 W, 15x100.5; Clarence E Anderson to Josephine S Bennett, mige \$13,000.

Sith st, 31 W, 25x100.5; William S Day, exc., to Joseph G Switzer

Same property: Joseph G Switzer to Arthur Lehman

Sid st, 128 W, 20x102.2; Anna K Daniel to H M Crouch, mige

104th st, n s, 100 w Central Park West, 50x

201.10 to 105th street; Samuel Green to Leon A Liebeskind, mige \$40,000

104th st, n s, 100 w Central Park West, 50x

201.10 to 105th st; Albert O Figor to Samuel Green, mige \$40,000

RARLEM.

Green, mige \$40,000

RARLEM.

(Manhaitan Island, north of 110th st.)

5th av. e.s. 74.11 s 134th st. 75x75: Esther A
Wheaton to John McGovern, mige \$13,000.

9th av. n. e. cor. 206th st. 198.10 to 207th st.
x100. City Real Estate Co to John
C Redgers, b and s. mige \$9.000.

5t. Nicholas av. s. w. cor. 125th st. 100.11x
118. West Find Amusement Co to
William H Picken, mige \$120,000.

5t. Nicholas av. s. 50.10 n 196th st. 25.5x100.
also Bradhurst av. e.s. 50.18 182t st.
100: Max Marx to Patrick S Tracy, mige
\$13,000.

14th st. 236 F. 21x100. Sophia Goodman to
Prieda Hart, mige \$10,000.
14th st. 240 F. 21x100. Sophia Goodman to
Frieda Hart, mige \$10,000.
117th st. 137 W. 25x100 11: Michael J. Kiely
to Bridget S Keely, b and s. mige \$24,500...
119th st. n. s. 185 e. 3th av. 34.6x100.10
Annie M Grinberg and and to Abraham
Kaufmann, mige \$46,000...
129th st. n. s. 25 e. 7th av. 25x99.11: Jacob
C Rosenblum to Louis Whitestone, mige
\$12,000.

14ist st. s. 9.00 w Edgecombe av. runs s 99.11x
e. 5x s 90.11 to 140th st. x w 80.1 to St Nich
olas av. x n. 202.1 to 141st st. x e. 108.9.
Helen W Brown to Johanna Spellman,
mige \$138,376 and all liens.
17th st. 504-00 W. 50199.11; Patrick S
Treacy to Max Marx, mige \$41,000.

14sth st. 535 W. 16.8x99.11; Isaac Graf to
Elizabeth R Masson, mige \$11,000

Borough of The Bronz.)

Avenue A. n. w. s. 433.4 n. lst st. 802172 to Berrian av. 2502175. Joseph Shadler to Eugene Kauer.

May 4271. n. w. s. 582100, with a strip adjoining. William S. Kane to Lewis A. Mitchell, mitge \$6.500.

A. 27210. w. 272100. William S. Kane to Lewis A. Mitchell, mitge \$5.000.

Arthur av. s. w. cor 188th st. 4.92 - 20.112.

112.7; Ediza Fagan, widow, et al. to Ferdinand R. Minrath.

East Prospect st. s. s. 315.e. Main st. 352108.

City Island: Terena E. Murphy to Ella M. Merritt

Fordham av. n. s. adjoining land John P. Hawkins. 50x100: Mary J. Connolly to Mary T. Cox. all lleas.

Fort Washington av. es. part parcel Q and part lane adjoining with strip; Eugene L. Hushe, trustee, to George G. Barnard, b. and S. Same property: George G. Barnard to Ella. b and 8.

Same property: George G Barnard to Elia
A Ackerly, b and s and c a g

Same property: Elia A Ackerly to George
G Barnard, b and s and c a g

Jefferson av, s w cor Doon av, 25x100. Edenwald Land Co B of Edenwald to Emil Jefferson av. s w cor Doon av. 25100. Edenwald Land Co B of Edenwald to Emil Jaun.

Doon av. w s. 100 s Jefferson av. 25x100. Edenwald Land Co B of Edenwald to Prederick Schlup.

Morris av. w s. 167.1 n Cameron pl. 26x 91 dx25x00.10. James Kenn to Arthur H Sigler and ano, mige \$8,900 and all liens. Morris av. w s. lot 322 map Melrose South 85.102.100, also Morris av. s w cor 15151 stil 85.82.100, also Morris av. s w cor 15151 stil 85.82.100, also Morris av. s w cor 15151 stil 85.82.100, also Morris av. s w cor 15151 stil 85.82.100, also Morris av. s w cor 15151 stil 85.82.100, also Morris av. s w cor 15151 stil 85.102.00, also Morris av. s w cor 15151 stil 85.102.00, also Morris av. s w cor 15151 stil 85.102.00, also Morris av. s w cor 15151 stil 85.82.100 also all 100 still 87.82.100 also av. also all 100 still 87.82.100 also av. also a

235th st. s s. 2350 e 3d st. 25x100; Russa A Clark to Phineas A Clark and ano. all title. Lots 30 to 61, 118 to 128, 158 to 165, 194 to 213, 242 to 245, map Adee Park; Adee Syndicate to Louis F W Wallace, mtge cate to Louis F W Wallace, mige \$88,000.

Lots 101 and 102, map part Hunt Fstate Van Nest Station; Lewis H Wolf to Catherine Romkey. Lot 108, map H P Rose. St Raymonds Park: Jennie B Calderwood to Mildred A Yeandle, b and s, ca g, mige \$250

Recorded Leases. 9th av. 750. Adolf Brodbeck to Sigmund Willachek, 5 yrs. Orchard st, 178. Solomon Ryshpan to Asher Haber, 2 10-12 yrs. Allen st, 195. Marks Levin to Herman Fent-Allen st. 195; Marks Levin to Herman Fent-chel, 5 yrs.
3d st. 221 E: Harris Sturtz to Philip Zucker-nan, 3 yrs.
Essex st. 130; Aaron Zwerdling to Joseph Lebman and ano. Lebman and ano. S.000
Lenox av 328 Mary C Langschmidt to
Slegfried Rown, 8 yra. 200-1,000
8d av 4197. George Heuser to Jacob Rohrich
and ano. 5 yrs.
Avenue D. Br. & weor 7th st. Christian C
Hang et al to P J Flekbohm, 8 yrs. . 1,225

Recorded Mortgages.

Recorded Mortgages.

DOWNTOWN.

(South of Fourteenth st.)

(Where no interest is stated read 5 per cent.)

Avenue B. 207: Lena Apfeibaum to Herthold

Veit, demand, 6 per cent
2d av. w. 48.5 6 6th st. also strip 2d av. w. s.
72.9 s 6th st. Solomon Braverman and
ano to August Rieft, prior mige \$16,000,
197, 6 per cent

Front at. 81; Cornela A Hill to Title Guarantee & Trust Co. 197, 4 per cent

Monroe st. 9; Solomon Jacobs to Margaret
C Mitchell and ano, trustees, rerecorded,
397s. 44 per cent
Oak st. 12; New Howery, 9 and New Chambers st. 54; Kathreine F. Troughton to
Mutual Life Insurance Co, due March
1, 1904, 44 per cent
Couth st. 199; Dennis McEvoy to Italian
Savinga Bank, 197.

9th st. 734-88 E; John Katzman to Abraham
Schwartz, due March 1, 1904, 6 per cent
9th st. 734-88 E; John Katzman to Abraham
Schwartz, due March 1, 1904, 6 per cent
9th st. 753-80 C; Henry W Sellesinger to
to American Mortgage Co. 197

EAST SIDE.

East of Fifth ar, between Fourteenth and 110th sts.)
23d st. a s. 100 e 3d av. Patrick Morrow to
Greenwich Savings Bank, 3 yrs. 4½ per
cent.
22d st. n s. 220.6 w 3d av. Howard E White
10 Henry Burden, trustee, 3 yrs. 4½ per
cent.
13,000 to Henry Burden, trustee, 3 yrs, 44 per cent.

Same property: asme to John A Ely, prior mige \$15,000, 1 yr, 6 percent.

65th st, n s, 167 w Madison av, Louise H Leeds and and to Title insurance Co. 1 yr, 4 percent.

71st st, ss, 22 e Park av, Charles D Gibson to Henry A C Taylor, 2 yrs, 4 per cent.

71st st, ss, 22 e Park av, Charles D Gibson to Charlotte Le R Lindley, prior mige \$55,000.

WEST SIDE.

(West of Fifth as, between Fourteenth and 110th sts.)

Columbus av, w. s. 28.8 n 75th st. William P
Marten to Eleanor P Gage, prior mtge
\$25,000, 2 yrs

West End av, w. s. 33.8 n f0ist st. Louis Russell
to Leon A Liebeskind, prior mtge —, 1 yr.
4½ per cent.
6th av, 912. Alfred M Cohen to William R
Rose, 1 yr.
8th av, w. s. 100.7 n 24th st. Emma L Shaw to
Mary N McDonaid, 8 yrs, 4 per cent.
8th av, 674, also 48tl st. 274 W: Hermann
Elsasser to Frankiin Savings Bank, 3 yrs.
4 per cent.
Same property; same to Philip Bolender,
prior mtge \$20,000, 1 yrs, 6 per cent.
65th st. 14-16 W Margaret Pinkernelly to
Herman Wronkow, due May 20, 1903, 6
per cent, note
Delancey st. s. s. 108.2 e Bowery; William
Finkernelly to George Schofield, installs,
6 per cent.
104th st, n. s. 100 w Central Park West, Leon
A Liebeskind to Samuel Green, prior
mtge —, 6 mos, 6 per cent.

BARLEM. WEST SIDE.

Manhattan Island, north of 11Wh st. (Manhatan Island, north of 110th st.)

18th st. n s. 200 w 8th av; William F Mittendorf to Emigrant Industrial Savings

Rank, 1 yr, 4 per cent.

19th st., 536 E. Catharine O Corcoran to Calvin L Wesser, 3 yrs, 6 per cent.

125th st. 5 85, n e cor Madison av; Jeremiah C Lyons and anoto Edwin Langdon, trustee, due Nov 19, 1905, 4 per cent.

125th at, n s. 90.1 w Park av; Mary E Gerety, widow, to Elizabeth Hero, 5 yrs.

BRONE.

(Borough of The Brone.)

BRONE.

(Borough of The Brone.)

138th at, n. s. 256.6 e Alexander av; Catharine Gundlich to Edward Gundlich, 1 yr, 6 per cent.

Beach av, w. s. 101.6 s. 156th at; Lawrence Davis to Henry Freygang et al, trustees, 5 yrs.

Fort Washington av, e. a. at a a Parcel Q, being part of Parcel Q and part of lane adjacent, map Lucius Chittenden at Washington Heights: George G Barnard to American Bonding Co. of Baltimore, this mortgage given as security for performance of contract. — per cent.

Same property; same to Robert C Ogden, prior mige \$20,000, 4 yrs.

Hughes av, w. s. 46.8 n Oak Tree pl; Adelheid Lubacke to New York Building Loan Banking Co. 5 yrs. 6 per cent.

Morris av, w. s. 147.1 n Cameron pl; Arthur H Sigler and ano to Jamea Renn, due Feb 19, 1904, 6 per cent and 132, being lot 131 amended map Brone.

South Chearinut Drive, s. s. between lots 131 and 132, being lot 131 amended map Brone.

South Chearinut Drive, s. s. between lots 181 and 132, being lot 131 amended map Brone.

Edward Bisland to Alfred Bisland, 5 yrs.

Lots 5 to 11 and 112, map Neill estate; Joseph Dlamond to Louis Fielschmann, prior mige—due Aug 21, 1903.

Broadwar, w. a. whole front between 73d and 74th sts. Nathan W Condict vs On ward Construction Co was Cortland D. Field and ano, trustees, &c with at 70.78 W. Charles Warner Co vs Morris Zimmerman. 1,277.00

Broome st, 296; Max Stegel vs Sarah Sha. 113.00 Monahan.

119th st, s e cor Lenox av. 55x100; William M Crane Co vs Meia Realty Co.
Westchester av. c s. 83.7n 152d st, 76.71
110x treg; Joseph Rauchman vs Abraham Jungman.

Satisfied Mechanics' Liens.

87th st. s. s. 25198.9. lot 55 on map of 64 lots of Gabriel H Carroll. &cr. 32d st. n. s. 275.9 c. 9th ave. 21298.9. 32d st. n. s. 100 w. 9th ave. 43.5298.9. 32d st. n. s. 143.8 w. 9th ave. 42.5298.9. 32d w. 9th ave. 21.5298.9. Mary Costigan vs. John J Tohin et al. partition: atty. J J Pelany. Greene st. c. s. 8.2.9 w. Houston st. 41.42100.62 trreg: Henry Corn vs. George H Pigueron (specific performance: atty, G Hahn.
165th st. s. s. 60 w. Cauldwell &v. 25120: Charlotte H Gordel vs. Elizabeth B Alexander, partitlen: atty, J Larkin.

Foreclosure Suits.

7th av. 612: Robert J Mahoney vs Elizabeth Chamberlain and ano: ativs. Gignoux & G.
58th st. 234 to 239. E: Antonio Citrito vs Morris
Jacobson and ano: ativs. G. C. Harrison.
57th st. 551. W: Morris B Baer vs Ella F Cook and
ano: ativ. P M Herzog.
Perry st. 68-5; Samuel Parnass vs Samuel Goldberg: ativ. A Finelite.
115th st. s. s. 100 e Amsterdam av. 125x100.11: John
Otto vs John Acker et al: ativs. Menken Bros.
Thames st. n. e. cor Greenwich st. 74-8x56.102 Irreg:
Mary Lewis vs. ida Radam. individually and as
exerz. et al: ativ. A. C. Brown.
Hall place. w. s. 121-11 s. 167th st. 25x103.5x Irreg:
John Russing Jr vs. Ellen. O'Connell; ativ. W.
S. Smith.
154th st. n. s. 78.1 W Boulavard Lefavette. NSmith.

158th st. n s. 78-1 w Boulevard Lafayette, z n 58-8
to Boulevard Lafayette x n w 20 z s 65.5 z e 18
to heginaing: Susan M Tuthill vs Prancis J
Schnugg et al; atty. J Newman.

124th st. 503 to 500, W; Metropolitan Life Insurance
Co vs William Preuss Jr et al, 2 actions: attyx,
Inteh, W B & B.
Henry st. 112: Ernest C Bilss and ano, exers &c,
vs Phorbe A Ijams et al, attyx, Coudert Bros

MANEATTAN AND THE BROKE. [Items under \$1,000 omitted.]

§7th st, s s, 178 e Madison av; improvement
to dwelling; Anthony W Morse, 219 W 70th
st, owner; Laurence L Barnard, 55 E 93d
st, architect; cost. tect; cost.

Idridge st. 36; improvement to tenement.

A Mandel. 155 Rivingston st, owner; H
Roskmore, 282 Delancey st, architect;

LIKES TO KILL NEGROES. Richard Thoman Sent to Prison for Killing

His Third One. NEW OBLEANS, Feb. 24 .- Richard Thoman of Coffeeville, Yallobusha county, Miss., who entered the Mississippi Penitentiary vesterday, has been sent to the penitertiary three times, each time for killing tiary three times, each time for killing a negro. He had only been released a few months ago from his second sentence and went back to his home with the suit of clothes and the \$10 bill given to each convict discharged. He remained at home for about two months, when he killed his third negro. This time he comes back to the penitentiary for three years.

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67 West 184th 64, telephone No. 1919 Hartem, and
119 Nassau, klephone 380 Ckid.

MURRAY HILL PLOT, Park and Lexington avs., 28.6 front; \$78,000. BUEK & CRAWFORD, 503 STH AV. FROM BATTERY TO 14TH ST., INCLU-

FOLSON BROTHERS, 535 BROADAY. RIVER. 72D ST. 32 EAST- Apartments, two, three and four rooms; all light; bath, hot water; modern improvements; \$0.50 to \$14.75.

FOLSOM BROTHERS, 835 BROADWAY. WASHINGTON HEIGHTS, ABOVE 125TH ST., WEST OF STH AVE. \$250 CASH: \$850 mortgage; lots near Broadway and Rapid Transit station Address OWNER, 1364 Broadway. BOROUGH OF BROXX SALE OR RENT.

IF YOU are looking for a home in The Bronx BOROUGH OF BROOKLYN-SALE OR

BACHELOR APARTMENTS, Brooklyn Bridge—A close to Walt at, ferry and Brooklyn Bridge—A new amail apartment house, just completed, with all the latest modern improvements; three rooms with private bath, long distance telephone and gas logs; parquet flor; st throughout, handsomely decorated, electric light, elevator, hallboys, custodian will furnish breakfast and extra service if desired; jents \$50 per month; itrat class in every respect. Apply on premises, 22 Pierrepont st., Brooklyn, ENESTUS GULICK CO.

ERNESTUS Of LICK CO.

Modern one-family houses, 8 rooms; every modern improvement; just finished East 12th at., Vale Park, 80 minutes Fark Row, Brighton Beach line, 5-cent fare; get off Kings Highway; finished in first-class memper and handsome appearance in highly restricted location; \$1,000; \$250 cash, \$30 monthly pays principal and interest. Builder on premises daily and Sunday, Call or address WM. RICH-ARDSON, East 12th st., Vale Park.

ON PROSPECT PARK WEST, BETWEEN 12TH AND 13TH STS coms and tiled bath: gas and electric fixt 7 rooms and tiled bath: gas and electric fixtures telephone in each apartment; in new and up to date limestone buildings; just completed in ac cordance with new building law; positively the handsomest apartment houses in Brooklyn; reut 544 upward. Superintendent on premises; oper evenings until 9 o'clock. Smith at, and Vander bill av. cars pass the door. ELEGANT CENTRE HALL HOUSE

and grounds, will be sacrificed to a quick buyer; built to sell for \$10,500; make offer; fine neighbor hood; near elevated and trolleys; street has al improvements; substantial near house; 11 rooms and two baths; hard wood cabinet trim; parquet floors. Key with C. S. OSBORN, 1087 Flatbush Ave DESIRABLE AT A VERY LOW PRICE.—Frame house with store; all improvements, corner Stone av. and Bergen st., 25x100, price, \$3,500, adjoining property, 45x100, frame house and stables; all improvements, price, \$4,000, terms to suit buyer. Inquire by mail only R. SMITH, 58 West 14th st., New York.

HAMILTON'S ELEGANT BLOCK OF TWO-STORY and basement, two-family houses, all modern improvements, half block from school and Redemptorist Fathers Church: 30 minutes City Hall by 5th av. L. price, 36,000; 8300 CASH. 59th st., between 4th and 5th avs., Brooklyn. BEFORE PURCHASING A HOME or lots, look at beautiful Borough Park and compare it with other auburbs; casy terms; 26 minutes from Manhattan. Offices: 49th st. and 12th av., Brooklyn; 277 Broadway, Manhattan. BEFORE BUVING or making loan on real estate have it appraised by expert appraiser; 20 years 'ex-perience; Brooklyn and Brons a specialty; nomia-fee. JOHNR. DOUGHTY, 150 Broadway, Manhattan.

TO LET-First flat. 416 4th ave., between 28th and 29th sts.; suitable light housekeeping or business. ROBERT 1. BROWN, 20 Nassau st.

THE BEATRICE High-Class Elevator Apartment Hou 36-37 West 131st St.,

ABOVE 14TH ST., WEST SIDE.

Between 5th and Lenox Aves
Only 2 Apartments Left.
Froms and bath: all sunny, large and
airy; electric light: telephone: abun
dant close from and every modern conven
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FLUSHING!

SIXTEEN ARTISTIC MODERN HOUSES. \$3,800 TO \$5,500, PLOTS 50x100 FEET; \$500 CASH. BALANCE TO SUIT PUR-CHASER. HERE IS WHAT IT COSTS TO CARRY AND PAY FOR A \$3,800 HOUSE:-

OR LESS THAN \$29 PER MONTH, OF WHICH \$150 FACH YEAR IS APPLIED TO PRINCIPAL. AFTER \$1,100 HAS BEEN FAID THE BALINCE CAN REMAIN PERMANENTLY ON INTEREST, OR CAN BE REDUCED AS DESIRED.

BEAUTIFUL SURROUNDINGS; COM-FORTABLE CARS; NO CROWDING; TRAINS EVERY HALF HOUR MORNING AND EVENING; COMMUTATION \$5.50 MONTHLY: TROLLEYS. INVESTIGATE BEFORE LOCATING ELSEWHERE.

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Convenient trains leave E. 34th Street, Man hattan, Surdays—1, 2, 3, 4 P. M. Week-days— 11:50 A. M., 12:50, 1:50, 3:20 P. M.

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HOUSES, unfurnished and furnished, in irable localities; rent \$1,200 to \$5,00).
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West 134th st. rent 500).
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IN
MARKET AND FULTON BANK BUILDING. RULAND & WHITING CO.,

PARLOR FLOOR STORE: 11 West 28th at., nos-5th av., from May 18t., 25500 feet deep; steam heat hot water. (Ladles, tallor), rent, \$2,000. WM. HENNY FOL SOM, 24 East 23d st. 2 light connecting offices 20.00
4 light connecting offices 38.00
SYDNEY FISHER, 58 LEXINGTON AV.

STORE TO LET -\$25 per month: 65 feet deep: living rooms in rear; gas, water, washinhs: 3 rooms upstairs, \$10: 231 E. 29th st., Apply to janitor. STORES, lofts, buildings, offices, exceptionally are list, this and other desirable localities.
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FREDERICK JENKINS,
5 Railroad Place,
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ST. ALBAN'S, 7 EAST SIST ST.—Rooms, single, en suite, with private baths, doctor's office; dining room, parior floor; electric light; excellent table board. FURNISHED ROOMS TO LET.

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POST OFFICE NOTICE.

(Should be read DAILY by all interested, as changes may occur-at any time.)

Foweigh mails for the week ending Feb, 26, 1803, will close (PROMPTLY in all caked) at the General Post Office as follows: BARCELE POST MAILS close, one hour earlier than closing time shown below. Parcels post mails for Germany close at 5 P. M. Monday, per steamship Kronprinz Wm., and Wednesday, per steamship Main. Regular and Supplementary mails close at For-eign Station half hour later than closing time shown below tegeopy that Supplementary Mails for Eu-rope and Central America, via Colon, close one hour later at Foreign Station;

TRANSATLANTIC MAILS.

WEDNESDAY.—At 6:30 A. M. for EUROPE, per steamship St. Paul, via Southampton; as 12:30 F. M. (supplementary 2 P. M.) for EUROPE, per steamship Cedric, via Queenstown (mail must be directed "per steamship Cedric"). THURSDAY.—At 7 A. M. for FRANCE, SWITZER-LAND, ITALY, SPAIN, PORTUGAL, TUR-REV, EGYPT, GREECE, BRITISH 'INDIA and LORENZO MARQUEZ, per steamship La Champagne, via Havre (mail for other parts of Europe must be directed "per steamship La Champagne").

FRIDAY.—At 6:30 F. M. for AZORES ISLANDS, per steamship M. for AZORES ISLANDS, per steamship Etruria, via Queenstown; at 8 A. M. for HELGIUM direct, per steamship Kroonland 'i at 9:30 A. M. for SCOTLAND direct, per steamship Furnessia (mail must be directed "per steamship fired per steamship Furnessia (mail must be direct, per steamship Helsia (mail must be directed "per steamship Helsia (mail must be direct, per steamship Helsia (mail must be directed "per steamship Helsia (mail m

PRINTED MATTER. ETC.—This steamer takes Printed Matter, Commercial Papers and Samples for Germany only. The same class of mail matter for other parts of Europe will not be sent by this ship unless specially directed by her.

After the closing of the Supplementary Transatulatic Mails named above, additional Supplementary Mails are opened on the plers of the American; English, French and German steamers, and remain open until within Ten Minutes of the hour of sailing of steamer.

MAILS FOR SOUTH AND CENTRAL AMERICA,

WEDNESDAY AT 10:30 A. M. for ARGENTINE.

URUCIVAY AND CENTRAL AMERICA,

WEDNESDAY AT 10:30 A. M. for ARGENTINE.

URUCIVAY AND PARAGUAY, per steamship Camoens; at 12 M. for CEARA and MARAN-HAM, per steamship Grangenae (mail for other parts of Brazil must be directed "per steamship Grangenae".

THURSDAY AT 8 A. M. for CUBA. YUCATAN.

CAMPECHE. TABANCO and CHIAPAS, per steamship Vigilancia (mail for other parts of Mexico must be directed "per steamship Vigilancia" (at 12 M. (supplementary 12:30 P. M.) for BAHAMAS, GUANTANAMO and SANTI-AGO, per steamship Orlanda.

FRIDAY A19:30 A. M. (supplementary 10:30 A. M.) for INAGUA and HAITI, per steamship Flandria; at 12 M. for MEXICO, per steamship Seneca, via Tampico (mail must be directed "per steamship Seneca, via Tampico (mail must be directed "per steamship Seneca, via Tampico (mail must be directed "per steamship Seneca, via Tampico (mail must be directed "per steamship Seneca, via Tampico (mail must be directed "per steamship Seneca, via Tampico (mail must be directed "per steamship Seneca, via Tampico (mail must be directed "per steamship Seneca, via Tampico (mail for Barbados must be directed "per steamship Seneca, via Tampico (mail for Forenada, Trinidad and Farbados must be directed "per steamship Catania (mail for Brazil via Pernambuco and Santos, must be directed per steamship Catania (mail for Brazil via Pernambuco and Canada (mail for CURACAO and VENEZUELA, per steamship Bratisberg")

SATURDAY—At 4 A. M. for CURACAO and VENEZUELA, per steamship Ponce; at 9.30 A. M. (supplementary 9.30 A. M.) for CURACAO and VENEZUELA, per steamship Navigator (mail for Savanilla and Cartagena must be directed per steamship Navigator); at 9.31 A. M. (supplementary 9.30 A. M.) for CURACAO and VENEZUELA, per steamship Navigator (mail for Grandi for Costa Rica must be directed per steamship Valencia"; at 10 A. M. for CUBA, per steamship Valencia"; at 10 A. M. for CUBA, per steamship Valencia"; at 10 A. M. for CUBA, per steamship Valencia"; at

Grenada.

MAILS FORWARDED OVERLAND, PTC., EXCEPT TRANSPACIFIC.

CUBA.—By rall to Port Tampa, Pla., and thence by steamer, close at this office daily, except Thursday, at \$5.30 A. M. (the connecting mails close here on Mondays, Wednesdays and Saturdays).

MEXICO CITY.—Overland, unless specially addressed for despatch by steamer, close at this office daily, except Sunday, at 1.30 P. M. and 11.30 P. M. Sundays at 1.00 P. M. and 11.30 P. M. Sundays at 1.00 P. M. and 11.30 P. M. connecting mails close here every Monday. Wednesday and Saturday.

JAMAICA.—By rail to Boston, and thence by steamer, close at this office at 6.30 P. M. every Tuesday. By rall to Philadelphia, and thence by steamer, close at this office at 1.30 P. M. every Wednesday.

MIQUELON.—By rail to Boston, and thence by steamer, close at this office at 1.30 P. M. every MiQUELON.—By rail to Boston, and thence by steamer, close at this office at 1.30 P. M. every Wednesday.

MIQUELON.—By rail to Boston, and thence by steamer, close at this office daily at 6.30 P. M. BELIZE, P. PERTO CORTEZ, and Jetter mail for GUATEMALA.—By rail to New Orleans, and thence by steamer, close, at this office daily, except Sunday, at 81.30 P. M. and \$11.30 P. M. every Sunday at \$1.00 P. M. and \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$11.30 P. M. (connecting mail closes here Mondays at \$

day and Saturday.

**REGISTERED MAIL closes at 6.00 P. M. previous day.

TRANSPACIFIC MAILS.

HAWAII. JAPAN. CHINA and PHILIPPINE ISLANDS, via San Francisco, close here daily at 630 P. M. up to Feb. \$26th, inclusive, for despatch per steamship Nippon Mari.

CHINA and JAPAN. via Tacoma, close here daily at 630 P. M. up to Feb. 27th, inclusive, for despatch per steamship Tacoma.

AUSTRALIA (eacept West Australia, which go at 6.30 P. M. up to Feb. 27th, inclusive, for despaich per steamship Tacoma.

AUSTRALIA (except West Australia, which go via Europe, and New Zealand, which go via Europe, and New Zealand, which go via San Francisco) and Fill Islandbs, via Vancouver and Victoria, B. C., close here daily at 6.30 P. M. after Feb. filsth and up to Feb. \$28th, inclusive, for despaich per steamship Actangian at 6.30 P. M. up to March \$4th, inclusive, for despaich per steamship Kaga, Maru.

HAWAII. CHINA, JAPAN and PHILIPPINE Islandbs, via San Francisco, close here daily at 6.30 P. M. up to March \$6th, inclusive, for despaich per steamship Siberia.

AUSTRALIA (except West Australia, which are forwarded via Europe). NEW ZFALAND, Fill. SAMOA and HAWAII, via San Francisco, close here daily at 6.30 P. M. after Feb. \$28th and up to March \$7th, inclusive, for despatch per steamship Sonoma. If the Cunard steamer carrying the British mail for New Zealand down not arrive in time, to connect with this despatch, extra mails—closing at 5.30 A. M., 9.30 A. M. and 6.30 P. M., Sundays at 4.30 A. M., 9.30 A. M. and 6.30 P. M., Sundays at 4.30 A. M., 9.4 M. and 6.30 P. M. will be made up and forwarded until the arrival of the Cunard steamer.

CHINA and JAPAN, via Vancouver and Victoria, B. C. close here daily at 6.50 P. M. up to March \$17th, inclusive, for despaich per steamship Empress of India. Merchandise for U. S. Postal Agency at Shanghai cannot be for warded via Canada.

Eith, inclusive, for despatch prices of India. Merchandise for U. S. Empross of India. Merchandise for U. S. Postal Agency at Shanghal cannot be for warded via Canado, and the state of th

HELP WANTED-MALES.

DEPARTMENT OF STREET CLEANING.
NON-COMPETITIVE EXAMINATIONS will be
held at the Main Office of the Department
of Street Cleaning. Nos. 18-21 Park Row. Borouga
of Manhattan (4th floor), at 2 P. M. each Wednesday, until and including the 25th day of March,
1903. for appointment of
Masters.
Mates.
Mates.
Marine Engineers.
Deck Hands.
for the steam dumpers of the Department of Street
Cleaning.

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WANTED—Competent railroad machinists and boilermakers for out of town; good wages. Apply between 0 A. M. and 5 P. M. to GEO. H. THOMES. 81 Coemites Silp. one flight up.

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YOUNG MEN everywhere; copy letters beine evenings; \$7.00 week. Send addressed envelope for particulars. MANAGER, DEPT. W 68, bez 1411, Philadel phia, Pa.

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tion and warranted to be durable. Call and hear them or send postal for catalogue with reduced prices and terms on our new 3-year system, giving you three years' time on a piano

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239 Broadway. Park Place. Tel. 1573-Cor's. Machines 112 VTER by day, week or month. Billiord and Pool Tables, solidly made, high grade goods. Light-ning, accurate, durable cushions. Decker, est. 1850, 103 East 9th st. SALE A bargain corner on Lexington av., within a block of 125th st., running 85 feet on Avenue, very cheap, particulars. F. O'NEILL, 9 West 28th st.

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All makes at 50 Warren st., N. Y. 330 Fulton st. Bklyn GENTLEMEN'S CLOTHING, made to order weekly payments; fine material; fit guaranteed Room 7, 237 Broadway. PHONOGRAPHS—Cash or weekly payments; latest records, repairing, eachanging, 1658 31 av., near 93d st.

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LADIES—Learn French, American Bairdressing, manicuring, face, general massage, scalp treatment, removal superfluous hair, facial blemisachtropody; day, evening, positions; ladies' maids taught, special 55 course. NEW YORK HAIR-DRESSING SCHOOL, 254 6th av., near 16th at. LADIES everywhere, copy letters home evenings and return to us; we pay \$20.00 thousand cash; new plan, steady work. Send addressed envelope; full particulars. GUARANTEE CO., DEPT. W 68, Philadelphia, Pa. Philadelphia, Pa.

LADIES to do plain sewing at home: steady work; good pay; materials sent overywhere free. Send addressed envelope for particulars. DU PONT, DEPT. W 68, lock box 1382, Philadelphia, Pa.

PLAIN WRITERS everywhere, spare time evenings; \$9.50 week, steady home work, self-addressed envelope, full particulars. MANAGER, DEFT. W 68, box 1411. Philadelphia. Pa. OSTRICH FEATHERS - Learners wanted. Apply to Hanson & Greene, 91 Bleecker st.

AGENTS WANTED. LADIES and GENTLEMEN can have steady employment that will lead into prontable business; no risk, no catch-penny scheme. Address VICTO.; Talking Machine Warerooms, 1119-1121 Broadway, Camden, N. J.

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MME. GEIST, specialist, 337 Past 50th, boards ladles; confidential treatment confinements; adoptions; strictly private; no sign. A REFINED WIDOW, aged 30, desires position as chambermaid in respectable private family or hotel. Address Mrs. AGNES DOWD, 249 High st... New Britain, Conn.

without interest. HORACE WATERS & CO.,

Harlem Branch (Open Evenings), 254 West 125th St., near 8th Ave.

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